

**CITY COUNCIL OF THE CITY OF SAN DIEGO
SUPPLEMENTAL DOCKET NUMBER 1
FOR THE REGULAR MEETING OF
MONDAY, MARCH 5, 2001**

SPECIAL ORDER OF BUSINESS

ITEM-S400: Two actions related to Declaring the Results of the February 27, 2001 Council District 8 Special Election and Swearing-in of Ralph Inzunza, Newly Elected Councilmember.

CITY CLERK'S RECOMMENDATION:

Adopt the resolution in Subitem A and conduct the swearing-in of the newly elected Councilmember in Subitem B:

Subitem-A: (R-2001-1205)

Adoption of a Resolution declaring the results of the Special Election held in Council District 8 on Tuesday, February 27, 2001.

Subitem-B:

City Clerk to swear in Ralph Inzunza, the newly-elected Councilmember for District 8.

SUPPORTING INFORMATION:

A Special Election was held February 27, 2001 for the purpose of submitting candidates for the office of Councilmember for District 8 to the voters of said Council District. Item A: The results of this election have been certified by the Registrar of Voters and the City Clerk, and are now being certified to the City Council. Item B: City Clerk to swear-in newly elected Councilmember for District 8.

Abdelnour

ADOPTION AGENDA, DISCUSSION, HEARINGS

NOTICED HEARINGS:

ITEM-S401: City Heights Mixed Use Project.

Matter of approving, conditionally approving, modifying or denying a Site Development Permit, Planned Development Permit, Parcel Map, and Street Vacation to demolish existing buildings and construct a mixed-use office/retail/apartment project on property bounded by 43rd Street, University Avenue, Fairmount Avenue, and Wightman Street, and is located within the City Heights Community Plan area. The project site is 3.24 acres and is zoned CU-2-5. The proposed project includes a 6-story, approximately 125,000 square foot office/retail building, a 4-story parking structure, and 116 multi-family residential units over underground parking.

(SDP/PDP/PM/SV-40-0683. City Heights Community Plan area. District-3.)

(Continued from the meeting of February 27, 2001, Item 334, at the City Manager's request, to make changes to the Parcel Map.)

NOTE: Hearing open. No testimony taken on 2/27/2001. Districts 6 and 8 vacant.

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolution in subitem A; adopt the resolution in subitem B to grant the map and street vacation; and adopt the resolution in subitem C to grant the permit:

Subitem-A: (R-2001-1160)

Adoption of a Resolution certifying that the information contained in the final documents, including any comments received during the public review process, have been reviewed and considered by this Council and it is determined that no substantial changes or new information of substantial importance within the meaning of CEQA Guideline section 15162 would warrant any additional environmental review in connection with approval of the land use actions for the City Heights Mixed Use Project.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS (Continued):

ITEM-S401: (Continued)

Subitem-B: (R-2001-1161)

Adoption of a Resolution granting or denying the MAP and the consolidation of land shown thereon is approved and accepted; and the Council accepts on behalf of the public; the following: that portion of an unnamed alley, 43rd Street, Fairmount Avenue, and University Avenue, and together with all appurtenances thereto, and dedicated to the public use, as dedicated and shown on the MAP and subject to the conditions set forth on the MAP; the Council finds that a portion of an alley on Block 47 of the amended map of City Heights, according to Map thereof No. 1003, is no longer needed for the public purpose for which it was dedicated and is vacated, and is not shown within this MAP pursuant to Section 66445(j) of the State Subdivision Map Act; this Resolution shall not become effective unless and until the existing water and sewer facilities within the proposed street vacation shall be abandoned satisfactorily to the City Engineer; this Resolution shall not become effective unless and until the facilities of San Diego Gas and Electric, Pacific Bell, and Cox Cable within the proposed alley vacation shall be relocated satisfactorily to the respective agencies; this Resolution shall not become effective unless and until the existing alley openings shall be replaced with standard curb, gutter and sidewalk satisfactorily to the City Engineer.

Subitem-C: (R-2001-)

Adoption of a Resolution granting or denying Site Development Permit/Planned Development Permit No. 40-0683.

OTHER RECOMMENDATIONS:

Planning Commission voted 6-0 to approve; no opposition.

Ayes: Anderson, Brown, Butler, Stryker, Garcia, Steele
Not present: Skorepa

The City Heights Community Planning Group has recommended approval of this project.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS (Continued):

ITEM-S401: (Continued)

SUPPORTING INFORMATION:

This is a request for a Site Development Permit, Planned Development Permit, Parcel Map, and Street Vacation to demolish existing buildings and to construct a mixed-use office/retail/housing project on a 3.24 acre site bounded by University Avenue, Fairmount Avenue, Wightman Street, and 43rd Street in the City Heights Neighborhood of the Mid-City Communities Plan area. The City Heights Mixed Use project is a redevelopment project that includes construction of a six-story, 125,000 square-foot office/retail building, with attached 4-story parking garage, and development of 116 rental townhome units in 12, four-story buildings over below-grade parking.

Community Planning Group Recommendation: The City Heights Community Planning Group voted 8:1:0 to recommend approval of the project on September 7, 2000.

Planning Commission Recommendation: On February 1, 2001, the Planning Commission voted unanimously (6-0) to recommend City Council approval of the City Heights Mixed Use project.

Manager's Recommendation: State for the record that the final EIR and final FONSI/MND have been reviewed and considered prior to approving the project and direct the City Clerk to file a Notice of Determination. Approve Site Development Permit, Planned Development Permit, Parcel Map, and Street Vacation No. 40-0683.

Traffic Statement:

The proposed project is expected to generate approximately 3,756 average weekday trips (ADT). The previously existing uses on this site were estimated to generate 5,628 average weekday trips (ADT). The proposed project would therefore generate 1,872 fewer average weekday trips than the previously existing uses. Therefore, due to demolition of the existing uses on the site, this project would not add any additional trips to the adjacent and nearby freeway and road facilities.

ADOPTION AGENDA, DISCUSSION, HEARINGS (Continued)

NOTICED HEARINGS (Continued):

ITEM-S401: (Continued)

SUPPORTING INFORMATION: (Continued)

FISCAL IMPACT:

Fiscal impacts of this redevelopment project were identified in the Disposition and Development Agreement (DDA) for the City Heights Urban Village Town Homes and Office Center, approved by Resolution R-293155 on May 16, 2000. All Development Services Department processing costs associated with this project are recovered by a deposit account funded by the applicant.

Loveland/Christiansen/VG

LEGAL DESCRIPTION:

The project site is legally described as being a consolidation of Lots 1-22 inclusive, 27-43 inclusive, portions of Lots 44-48 inclusive all in Block 47 of the amended map of City Heights, according to map thereof No. 1007 filed in the Office of the County Recorder of San Diego County on October 3, 1906, and Parcel "A" of Parcel Map No. 814, filed in the Office of the County Recorder of San Diego County on May 4, 1972, as File No. 112543, all in the City of San Diego, County of San Diego, together with a portion of the 20' wide alley as vacated.

ENVIRONMENTAL IMPACT:

The City of San Diego as Lead Agency under CEQA has reviewed and considered a Final Environmental Impact Report, (City Heights Redevelopment Project) dated April 13, 1992 (Adopted April 28, 1992 by Resolution R-279878), and a Findings of No Significant Impact/Mitigated Negative Declaration (FONSI/MND) LDR-96-0135BG, dated March 11, 1996 (Adopted April 2, 1996 by Resolution R-287147) covering this activity.

ADOPTION AGENDA, CONSENT ITEMS

RESOLUTIONS:

*ITEM-S402: Two actions related to the Final Subdivision Map of Cortez Hill Condominiums.

(Centre City Community Area. District-3.)

CITY MANAGER'S RECOMMENDATION:

Adopt the following resolutions:

Subitem-A: (R-2001-1190)

Authorizing the City Manager to execute a Subdivision Improvement Agreement with Bosa Development California, Inc., for the installation and completion of certain public improvements.

Subitem-B: (R-2001-1189)

Approving the final map.

CITY MANAGER SUPPORTING INFORMATION:

This map proposes the subdivision of a 1.544 acre site into 1 lot for residential condominium development of 199 units. It is located on the north side of Beech Street between Eighth Avenue and Ninth Avenue in the Centre City Planned District area. On July 20, 2000 the Planning Commission of the City of San Diego approved Tentative Map TM-99-0714 by Planning Commission Resolution No. 2980-PC. The City Engineer has approved the final map and states that all conditions of the Tentative Map have been satisfied. The public improvements required for this subdivision are shown in detail on Engineering Drawing No. 30324-1-D through 30324-4-D, filed in the Office of the City Clerk under Micro No. 140.84. All improvements are to be completed within two years.

ADOPTION AGENDA, CONSENT ITEMS (Continued)

RESOLUTIONS (Continued):

* ITEM-S402: (Continued)

CITY MANAGER SUPPORTING INFORMATION: (Continued)

The Engineer's estimate for the cost of public improvements is \$208,726 and a Performance Bond in that amount has been provided as surety. Lot stakes and monuments have been previously set, therefore, there is no surety for the setting of survey monuments due. Subdivider, by letter, has given assurance to the City of San Diego that he subscribes to the Affirmative Marketing Program as shown in the Memorandum of Understanding between the San Diego Building Industry Association and U.S. Department of Housing and Urban Development". Park fees in the amount of \$2,888 have been paid. This project is in Park Service District No. 11.852.

FISCAL IMPACT:

None.

Loveland/Haase/GB